

City of Suffolk HISTORIC LANDMARKS COMMISSION



September 9, 2021

**THE REGULAR MEETING
OF THE
HISTORIC LANDMARKS COMMISSION
WILL BE HELD AT 9:00 A.M. IN
CITY COUNCIL CHAMBERS
CITY HALL BUILDING**

**Note: If You Cannot Attend This Meeting,
Please Notify the Planning Division
by 12:00 Noon,
Wednesday, September 8, 2021
(757) 514-4060**

**PREPARED BY THE CITY OF SUFFOLK
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**

DIVISION OF PLANNING

AGENDA
Historic Landmarks Commission Meeting
Thursday, September 9, 2021
9:00 a.m.

- I. Call to Order
- II. Roll Call
- III. Approval of the Minutes
- IV. New Business

Request for Certificate of Appropriateness HLC2021-00027, submitted by Weimin Zhang, Wzhang Holdings LLC, applicant and property owner, for exterior alterations at property located at 127 Clay Street. The property is further identified as Zoning Map 34G18, Block A, Parcel 354, Suffolk Voting Borough, zoned CBD, Central Business District zoning district, and HC, Historic Conservation Overlay District.

- V. Staff Reports
 - 1. Enforcement Updates
 - a. Property Maintenance
 - b. Zoning
 - 2. Administrative Approvals
- VI. Adjournment



MINUTES
HISTORIC LANDMARKS COMMISSION
August 12, 2021
9:00 A.M.

The regular meeting of the Historic Landmarks Commission was held on Thursday, June 10, 2021, at 9:00 a.m., in the Council Chambers of Suffolk City Hall, 442 W. Washington Street, Suffolk, Virginia, with the following persons present:

MEMBERS PRESENT:

George Bailey
William Bissell
Susan Coley
Mary Austin Darden
Merritt Draper
Oliver Hobbs
Edward King
Vivian Turner

STAFF:

Alexis Baker, Principal Planner
Grace Braziel, Planner II
Susan Dillard, Property Maintenance Official
Jennifer Cobb, Zoning Administrator
Marion Riddick, Planning Technician

The meeting was called to order by Chairman Hobbs. The roll was called by Grace Braziel, and the Chairman was informed that a quorum was present.

APPROVAL OF THE MINUTES: The minutes of the previous meeting were approved as presented.

NEW BUSINESS:

The public hearing item was introduced by Chairman Hobbs, followed by a staff report from Alexis Baker, Principal Planner. The subject property is located at 120 Linden Avenue. This property is part of the West End Historic District of the Suffolk Historic Conservation Overlay District and is located in the Residential Medium Density zoning district. The majority of adjacent buildings to the subject property are historic structures built in the late 19th and early to mid-20th centuries.

Request for Certificate of Appropriateness HLC2021-00017, submitted by Brandon Clements, applicant and property owner, for exterior and site alterations at property located at 120 Linden Avenue. The property is further identified as Zoning Map 34G17, Block A, Parcel 274*275, Suffolk Voting Borough, zoned RM, Residential Medium Density zoning district, and HC, Historic Conservation Overlay District.

The purpose of this application is to request an after-the-fact certificate of appropriateness for a 6 ft privacy fence at 120 Linden Avenue. As a driveway and most of the privacy fence were constructed since the submission of the initial certificate of appropriateness application, the initial public hearing for this

application was tabled at the June 10, 2021 meeting until satisfactory completion of zoning enforcement. Since the application was tabled, staff administratively approved a residential driveway which was part of the original application, and the front yard setbacks were reduced by the Board of Zoning Appeals. The 6-foot-tall privacy fence and a fence gate is being reviewed today for HLC approval.

In the RM zoning district, the front yard setback is 25 feet from the right-of-way. Privacy fences are permitted in the back and side yards, however, this fence was installed in the front yard setback, approximately 22.5 feet from the right-of-way.

The applicant received a stop work order on June 1, 2021 for constructing the driveway and a majority of the fence without permits. On June 10, 2021, a letter was sent to the applicant citing the fence for being erected without proper permits, encroaching in the front yard setbacks, and being installed with the unfinished side of the fence facing outwards. Staff approved the after-the-fact COA for the concrete driveway on June 16, 2021. The applicant applied for a variance for a reduction for the front yard setbacks from the Board of Zoning appeal. A variance was approved by the Board of Zoning Appeal on July 30, 2021 to reduce the front setbacks to 21.9 feet, which would allow for the fence to be installed at the current location.

Based on this evaluation and previous findings-of-fact, staff recommends approval for Certificate of Appropriateness, HLC2021-00017, with the conditions noted in Staff's report.

The public hearing was open. No one spoke in favor or in opposition to the application.

The public hearing was closed to the public.

A motion was made by Commissioner Bailey to accept the recommendation of staff and to approve the application. The motion was seconded by Commissioner Darden and approved by a recorded vote of 8-0.

STAFF REPORTS:

Enforcement Update:

Susan Dillard, Property Maintenance Official, reported on the following properties:

- 342 N. Main Street – The owner went to court and was fined \$400 for failing to comply with the repairs.
- 179 E. Washington Street –The property is still in maintenance violations. A court hearing is scheduled for September 2, 2021 for failure to repair the structure.
- 130 S. Saratoga Street – The property was damaged during the hurricane last year. It has been approved for a Conditional Use Permit to build apartments and an office.
- 239 W. Washington Street – The property was damaged during the hurricane last year. The new windows were ordered and will be back sometime in October. An extension to comply was granted.
- 219 W. Washington Street – The property was damaged during the hurricane last year. The property has a new owner, and the property maintenance case was closed for the previous owner. The City of Suffolk now owns the property.

- 251-253 W. Washington Street – Exterior violations; there was a court hearing last week, and the case was continued until September 2, 2021.
- 388 E. Washington Street – There was damage to the exterior wall, and the owner is waiting for the architecture design to submit.
- 205 Grace Street (6 units) – Property maintenance violations; repairs are in progress.
- 223 Bank Street – Property has been vacant for several years; a title search has been ordered.
- 219 Clay Street – Fire damage property. The structure has been vacant for several years. The property was sold on May 7, 2021. Summons was issued for the owner to appear in court next week.
- 181 N. Main Street (27 units) – Property maintenance due to fire. Owner has asked for a sixty-day extension.
- 118 Pinner Street – Property maintenance, the structure has been condemned, owner to demolish.

Zoning Update:

Melvion Knight, Assistant Zoning Administrator, reported on the following properties:

- 128 Brewer Avenue – Working without a Certificate of Appropriateness
- 129 Brewer Avenue – Working without a Certificate of Appropriateness
- 156 W. Washington Street – Working without a Certificate of Appropriateness

Administrative Approvals:

There were ten (10) administrative approvals since the last meeting on June 10, 2021

HLC2021-00017 – 120 Linden Avenue
HLC2021-00018 - 515 N. Main Street
HLC2021-00021 – 119 Linden Avenue
HLC2021-00022 – 251 N. Main Street
HLC2021-00023 – 253 W. Washington Street
HLC2021-00024 – 509 W. Washington Street
HLC2021-00025 – 127 Clay Street
HLC2021-00026 – 128 Oakdale Terrace
HLC2021-00028 – 321 N. Main Street
HLC2021-00029 – 201 N. Main Street

Ms. Baker briefly spoke concerning 219 W. Washington Street (formerly the Brandon House) and 118 Pinner Street. These properties are being condemned by the city and will not require Certificates of Appropriateness. At this time, those buildings are still there until the permits for demolition are submitted.

She also spoke on the Board Training Opportunities scheduled for August 24 & 25th in which the Commissioners can watch a live webinar or have up to 60 days to complete it.

There being no further business, the meeting was adjourned.

HISTORIC LANDMARKS COMMISSION



August 12, 2021

Motion:
To support staff's
recommendation
for approval

1st: Bailey
2nd: Darden

Vote: 8-0

| COMMISSIONERS | ATTENDANCE | | HLC2021-00017 | | | |
|---|------------|--------|---------------|----|--|--|
| | | | | | | |
| | PRESENT | ABSENT | YES | NO | | |
| Bailey, George | X | | X | | | |
| Bissell, William N. | X | | X | | | |
| Coley, Susan | X | | X | | | |
| Darden, Mary Austin, <i>Vice Chairman</i> | X | | X | | | |
| Draper, Merritt | X | | X | | | |
| Hobbs, Oliver, <i>Chairman</i> | X | | X | | | |
| King, Edward L. | X | | X | | | |
| Riddick, Larry | | X | | | | |
| Turner, Vivian | X | | X | | | |



CITY OF SUFFOLK

442 W. WASHINGTON ST., P.O. BOX 1858, SUFFOLK, VIRGINIA 23439-1858
PHONE: (757) 514-4060 FAX: (757) 514-4099

DEPARTMENT OF
PLANNING & COMMUNITY DEVELOPMENT

Division of Planning

To: Historic Landmarks Commission

From: Alexis Baker, AICP, Principal Planner

Date: September 9, 2021

Subject: **Request for Certificate of Appropriateness HLC2021-00027**, submitted by Weimin Zhang, Wzhang Holdings LLC, applicant and property owner, for exterior alterations at property located at 127 Clay Street. The property is further identified as Zoning Map 34G18, Block A, Parcel 354, Suffolk Voting Borough, zoned CBD, Central Business District zoning district, and HC, Historic Conservation Overlay District.

STAFF REPORT

Overview of the Subject Property and Surrounding Area

The subject property is located at 127 Clay Street. This property is part of the East Washington Street District Expansion (2002) of the Suffolk Historic Conservation Overlay District and is located in the Central Business District zoning district. The majority of the buildings in this area were constructed in the late 19th and early 20th centuries and represent Queen Anne Victorian and Colonial Revival architectural.

According to the National Register of Historic Places, the subject property, constructed circa 1895, is a contributing structure to the East Washington Street Expansion for the original Suffolk Historic District. The home, converted to a multiple dwelling, represents Queen Anne Victorian architecture. The wrap-around porch is rounded at the corner and sits on a brick foundation with an off center entry flanked by a keyhole window with half of it boarded over. The gable features a paladian window with a round-arched center one over one window. The roof features a denticulated cornice with returns. The building is covered with cornerboards with a gable one-story addition located on the rear elevation. The foundation has concrete block infill.

Case History

PMI2019-00438 (October 2019) – Property maintenance complaint under prior owner due to repair issues. Exterior painting completed, exterior wall, rusted roof, porch flooring and ceiling repaired, post repaired and, foundation and wall and eaves repaired.

PMI2019-00582 (August 2019) – Rental inspection under prior owner. Porch ceiling repaired, posts repaired, and painting completed.

PMI202-0058 (August 2020) – Property maintenance violation under prior owner for sewage leak. Case was dismissed in August 2020.

HLC2021-025 (July 2021) - A certificate of appropriateness was administratively approved on July 12, 2021, to repaint the exterior of the house and window frames and replace porch with synthetic wood decking.

Public Notice

This request has been duly advertised in accordance with the public notice requirements set forth in Section 15.2-2204 of the Code of Virginia, as amended, and with the applicable provisions of the Unified Development Ordinance. A notice, containing a copy of the staff report, was also provided to the applicant on September 3, 2021.

Proposed Actions

The applicant's request includes the following actions:

1. Replace standing seam metal roof with architectural shingles.
2. Remove chimneys and patch roof.

Condition Statement

A condition statement was submitted for this request.

Surrounding Characteristics

A detailed description of adjacent and nearby properties is provided below.

123 Clay Street – Non-contributing parking lot

124 Clay Street – Non-contributing New Dominion dwelling constructed circa 1960. A Stretcher bond brick veneer covers the façade. A flat pent roof covers the entrance and an awning covers the store window on the façade. The roof has a parapet with the roofing material unknown.

129 Clay Street – Contributing Queen Anne Victorian dwelling constructed circa 1895. This vernacular dwelling is three bays wide with a half-hipped porch covering the full-width of the facade. The porch uses square-edged wood balusters. The roof features cornice returns. This building has been converted to a multiple dwelling adding a doorway on the facade. Numerous additions have been made to the rear elevation. The roof is a gable standing seam metal roof.

133 Clay Street – Contributing Queen Anne Victorian dwelling constructed circa 1895. This house features a segmental arched inset porch on the corner of the first story. It is three bays wide on both the first and second stories. The roof features scroll-sawn eave brackets, a raking cornice, and cornice returns in each of the gables. The building is re-clad, and the first story porch on the rear is enclosed. The front gable roof is clad in standing seam metal.

146 Pine Street – Contributing dwelling, with no discernable style, constructed circa 1900. This vernacular-style house is a one-story, three-bay, frame, hipped-roof dwelling with a centered gable. The house has been covered in vinyl siding and artificial stone. Original six over six double-hung windows remain. There is an attached bungalow porch that has been screened in and has an attached metal awning. The roof is a hipped standing seam metal roof.

150 Pine Street – Contributing dwelling, with no discernable style, constructed circa 1900. This heavily altered dwelling is currently being used as an apartment house. It is a two-story, four-bay, frame, front-gable structure. The structure has been vinyl sided and all doors and windows have been replaced. There is a two-story porch attached to the facade with tapered columns on brick piers. The upper story of the porch has been enclosed. The roof has a gable front and has asphalt shingles.

160 Pine Street – Contributing dwelling, with no discernable style, constructed circa 1900. This two-story, three-bay, side-gable dwelling has a entry in the south bay and a front-gable entry porch. The house retains two over two sash windows and a few eave brackets. The gable roof is clad in shingles.

215 Market Street – Contributing Colonial Revival dwelling constructed circa 1926. This dwelling has a two-story projecting cross gable roof on the facade. In the angle of the ell is a half-hipped roof porch covering two bays on the facade. The front pedimented gable contains a six over six window. The garage is attached to the rear. A one-story front gable roof brick garage has been attached to the house with a cross gable roof. The one-car garage has a double-leaf door paneled with lights. The hipped roof is clad in asphalt shingles.

131 N. Saratoga Street – Non-contributing New Dominion dwelling constructed circa 1970. The molded wood door surround has a broken pediment and fluted pilasters. The windows have rowlock sills and the facade has a brick veneer. The flat roof is not visible.

Site Modifications

As noted above, the applicant is requesting to remove the existing standing seam metal roof and replace it with architectural shingles. Additionally, two chimneys are requested to be removed and patched. While not subject to this certificate of appropriateness request, the applicant has indicated that the fireplaces will be removed from the interior of the dwelling to prevent tenant use.

Applicable Regulations

A. Unified Development Ordinance (UDO)

- Section 31-413(g)(7), Approval of Major Action by the HLC
 - (iv) Any change or alteration of the exterior architectural style of a designated landmark or contributing property, including removal or rebuilding of porches, dormers, cupolas, stairways, terraces and the like.
 - (v) Any alteration to exterior building materials or color of materials

B. Suffolk Historic District Design Guidelines

1. Chapter 5, Residential Building Design Considerations, Section I, Roofs. The roof is one of the most important elements of a structure since it serves as its “cover” from the elements. As a consequence, roof maintenance is absolutely critical for ensuring the preservation of the rest of the structure.
 - Section I.1. Roof designs vary considerably within the Historic Conservation Overlay District and are one of the key character-defining elements of the style of the house. The type of roof covering is also important in defining the character, formality, stature, and texture of the house and the street. Consequently, historic roofing materials should be preserved and maintained.
 - Section I.2. Historic roof elements such as chimneys and roof ornamentation that contribute to the style and character of the building shall be retained.
 - Section I.4. When replacing a roof, match original materials as closely as possible. Avoid, for example, replacing a standing seam roof with asphalt shingles, as this would dramatically alter the building’s appearance.
 - Section I.7. Traditional roofing material such as standing seam metal are preferred over asphalt shingles but are not required.
 - Section I.8. When the original roofing material has already been replaced with asphalt shingles and re-roofing becomes necessary, then, at a minimum, the roof-in material shall be upgraded to an architectural-grade shingle.
 - Section 1.9. A signed statement, with exhibits, from a licensed general contractor stating the condition of the existing roof, ability to be repaired, need for replacement, proposed corrective measures, and options to replacement is required as supporting documentation for any application for a Certificate of Appropriateness.

C. The Secretary of Interior's Standards for Rehabilitation

1. The Secretary of the Interior Standards, which are included in Appendix A of the Historic Guidelines, encourage the repair and preservation of existing historic materials and character defining elements. Where replacement is determined to be necessary, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. The design of replacement features shall also be substantiated by documentary, physical, or pictorial evidence. Exterior alterations shall not destroy historic materials that characterize a property.

Staff Analysis

The applicant is requesting to replace the standing seam roof with asphalt architectural shingles and to remove two existing chimneys to be patched with architectural shingles. A condition statement indicated that the roof is beyond repair, buckling, and allowing storm water infiltration into the framing with damage likely present in the sheathing, rafters, wall interiors, soffit and fascia, and wall framing and joints. Additionally, the applicant has provided a statement addressing the need to remove two chimney stacks down to the roof line due to instability. While staff notes that the metal roof is in poor condition, the Historic District Design Guidelines and Secretary of Interior's Standards state that the replacement roofing material should match the old material in design, color, texture, and other visual qualities. While the color of the propose architectural shingles, Natural Shadow Hickory, matches the color of the existing metal roof, the architectural shingles are a different material and texture than the existing standing seam metal roof. Due to the dwelling's location near a parking lot, much of the metal roof is visible from the public right-of-way. Therefore, Staff recommends an in-kind replacements of the roof with a standing metal roof in a similar material, color, and style.

Finally, while the Guidelines indicate that chimneys should be maintained, Staff finds that the chimneys are inornate and do not contribute strongly to the style or character of the dwelling.

Summary and Recommendations

Based on the above findings-of-fact and the conditions outlined above, staff recommends **denial** of the request to replace the exisiting standing seam roof with architectural shingles.


Staff recommends **approval** of the following actions in regard to HLC2019-00027:

1. Remove two chimneys
2. Patch area of chimney removal.
3. All required permits shall be obtained from the City of Suffolk prior to commencement of work.

Attachments

Suffolk Historic Conservation Overlay District & National Register Historic Districts

Legend

-  SuffolkGIS, DBO, Building Footprints
-  Suffolk Historic & Cultural Conservation Overlay
- National Register Historic Districts**
- DISTRICT**
-  ORIGINAL SUFFOLK DISTRICT (1987)
-  NORTH MAIN STREET DISTRICT EXTENSION (1998)
-  EAST WASHINGTON STREET DISTRICT (2002)
-  WEST END DISTRICT (2004)
-  WEST END DISTRICT EXPANSION (2004)
-  SUFFOLK DISTRICT EXPANSION (2004)
-  CEDAR HILL DISTRICT (2006)

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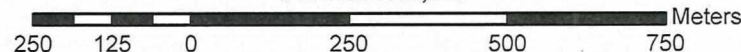
The City of Suffolk assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made action taken, or action not taken by the user in reliance upon any maps or information provided herein.

Parcel and Zoning information has been developed to provide a graphic representation of the Real Estate Property Tax Maps. The boundaries of any parcel may have been adjusted to provide a more visually pleasing presentation. User should refer to instrument of transfer (deed or plat) for legal boundary location and perimeter area measurements.

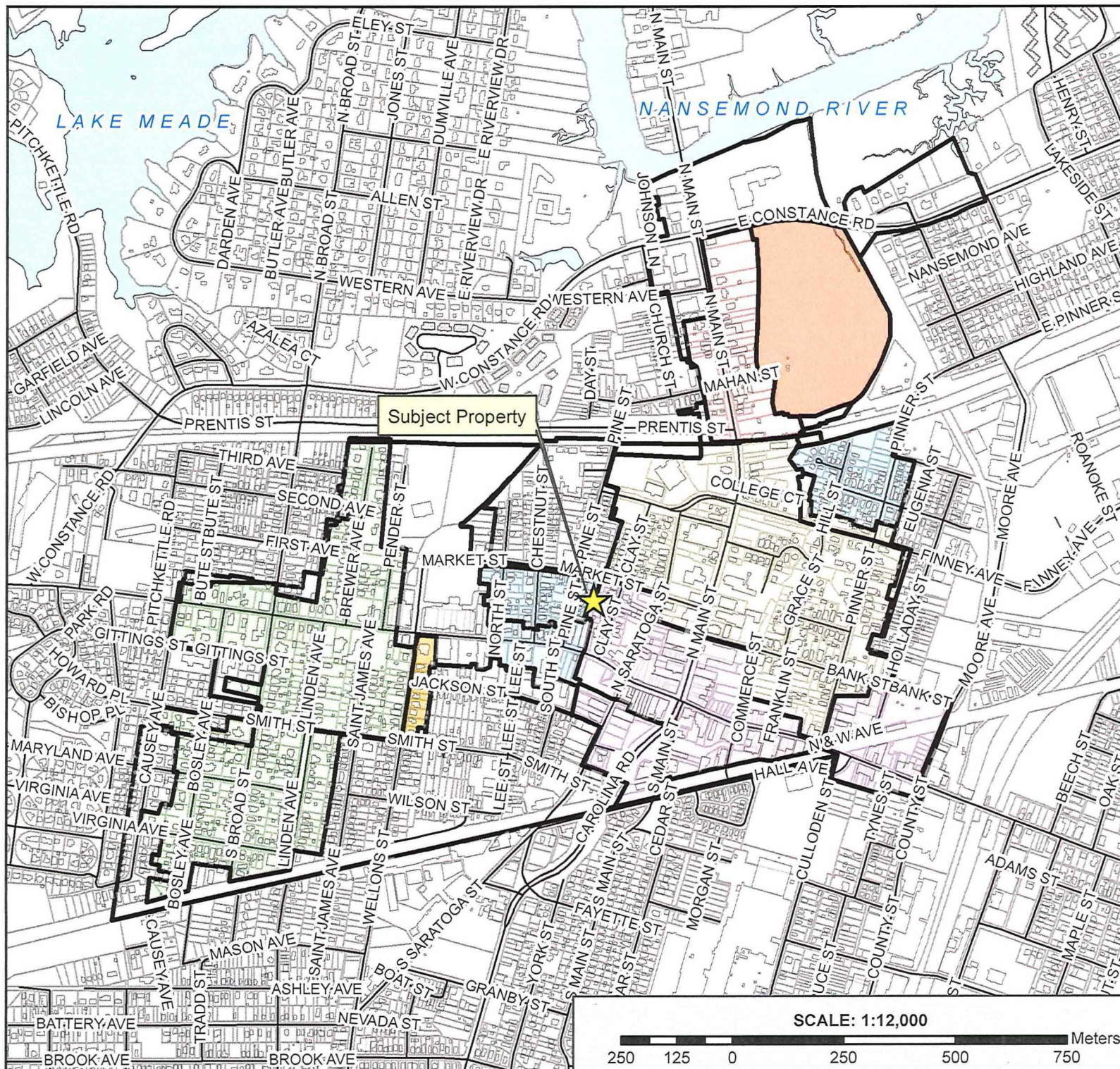
Aerial photography captured March 1999. A limited area of the City was re flown in March of 2001. The most up-to-date photography available was used to capture planimetric information.



SCALE: 1:12,000



City of Suffolk
Updated: 08/02/2021





ZONING / LAND USE MAP

HLC2021-027



User Name: Awood
Date: 08/02/2021

140 70 0 140 280 420 Feet

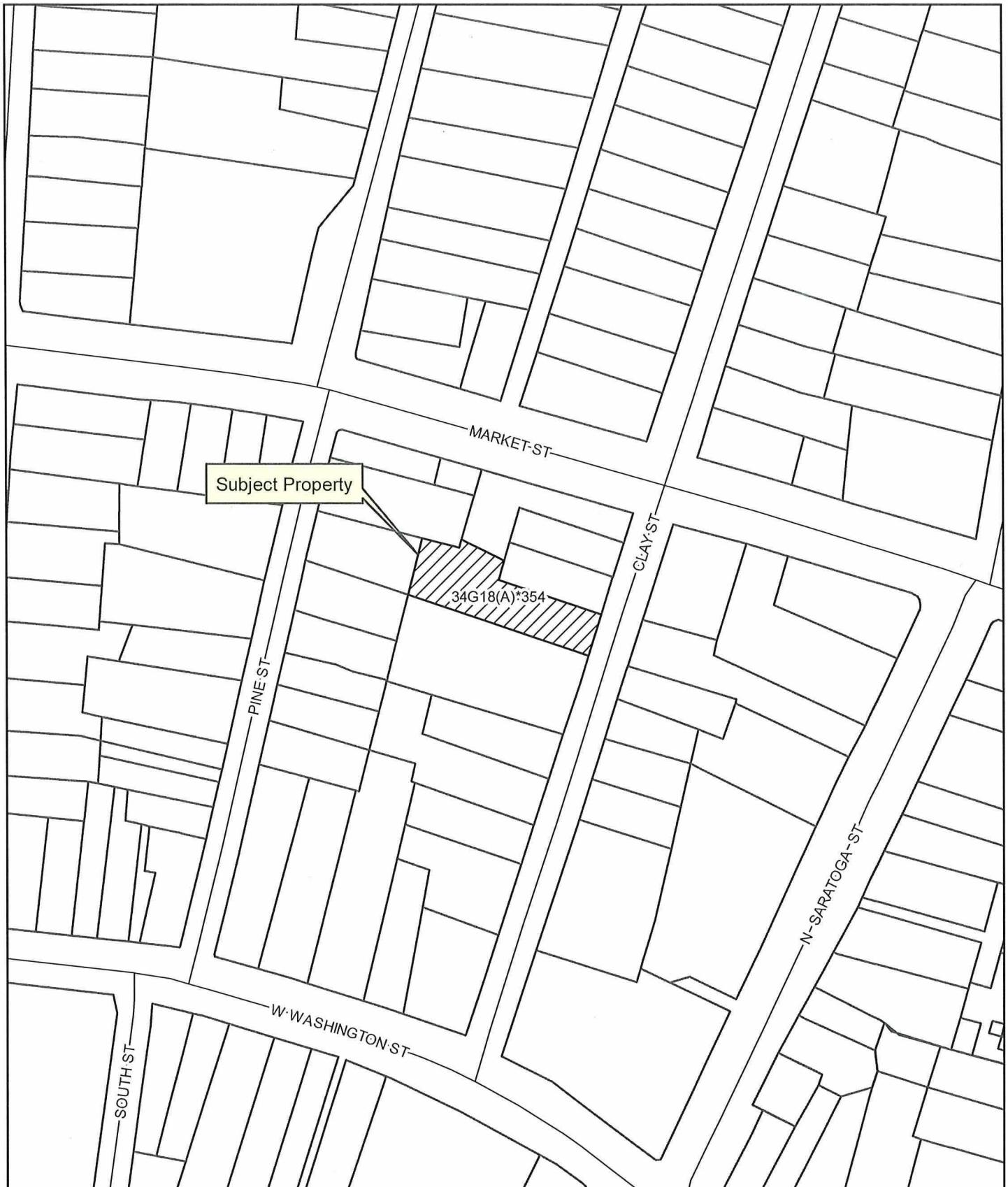




PROPERTY MAP

HLC2021-027

EXHIBIT B



User Name: Awood
Date: 08/02/2021

125 62.5 0 125 250 375 Feet

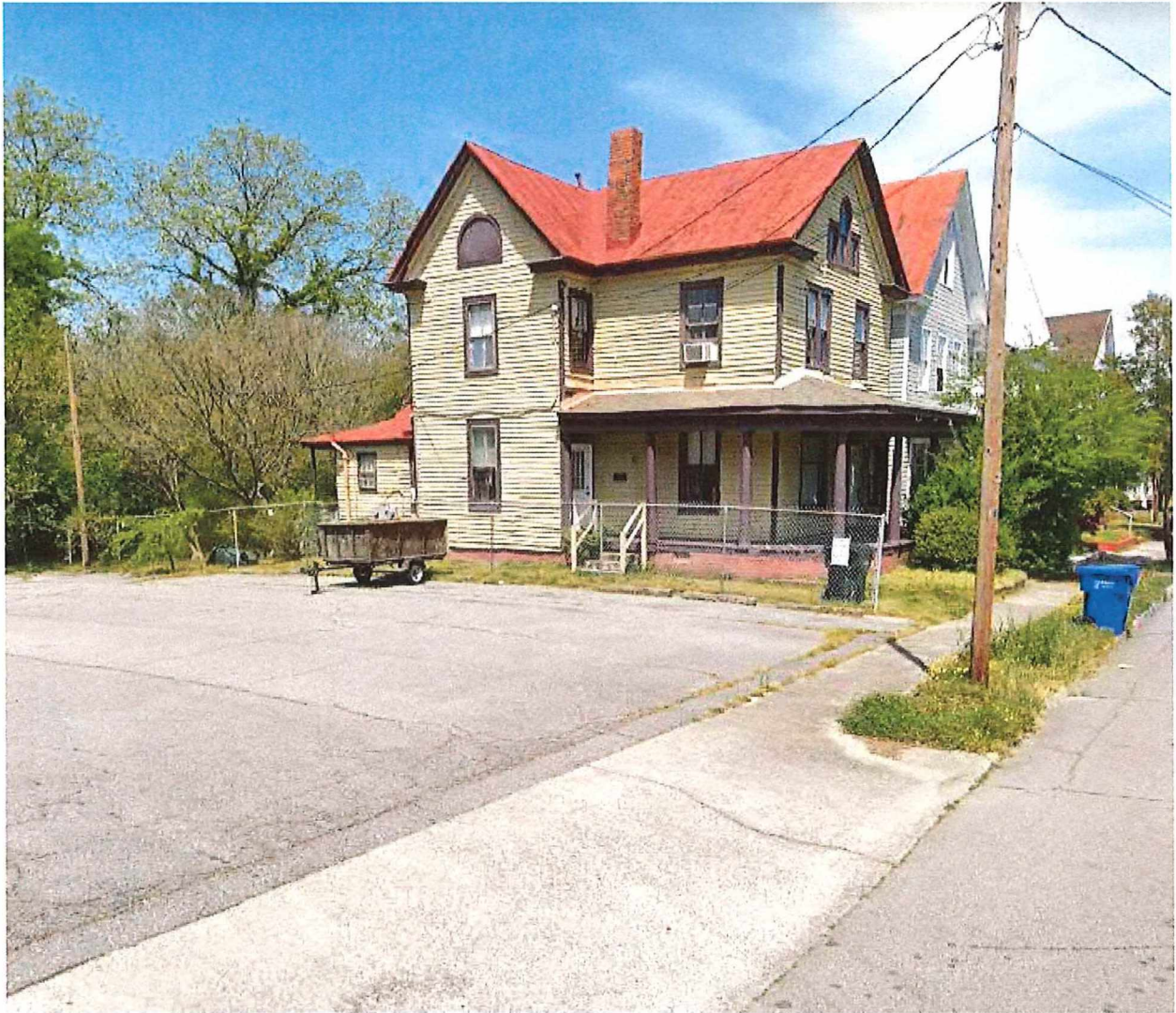




View of 127 Clay Street from Clay Street.



View of left side of 127 Clay Street from paved parking lot.



View of left side of 127 Clay Street from Clay Street.

RECEIVED

JUL 16 2021

PLANNING

506 CONTRACTING LLC

228 AVON RD, HAMPTON, VA 23666

License Number 2705168400

License Description Contractor

Rank Class A

City of Suffolk Department of Planning

June 4, 2021

Condition Statement

For APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

To whom it may be concerned

Please kindly consider our input to your questions related to our client's roof replacement project:

1) Identifies the condition of existing materials

The roof of the house is beyond repair. Roof is loose and letting storm water inside the house framing. Moisture damage is heavy at visible exterior wood under damage roof. Moisture stains or damage are visible from exterior or likely present in sheathing, rafters, wall interiors, soffit and fascia framing, wall framing and joists. Roof is buckled in rear. Roof replacement is recommended due to the extent of the damage and scope of repair.

2) Question - Ability to be repaired

The house is old (built in 1920) and the roof appears to be lack of maintenance. The replacement of new roof will give the house better protection and last much longer.

3) Question - Need for replacement

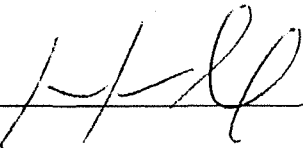
See above.

4) Question - proposed corrective measures, and
Replace the entire roof.

5) Options for replacement

We proposed to use new material, Shingle roof for replacement, however the new roof will look very similar to the old metal roof. Please look at Picture 1 for old roof and Picture 2 for proposed new roof. The new roof will look and feel similarly to the existing roof. Shingle roof is easier to install and maintain. We prefer that with the efforts to not change the exterior look of the house.

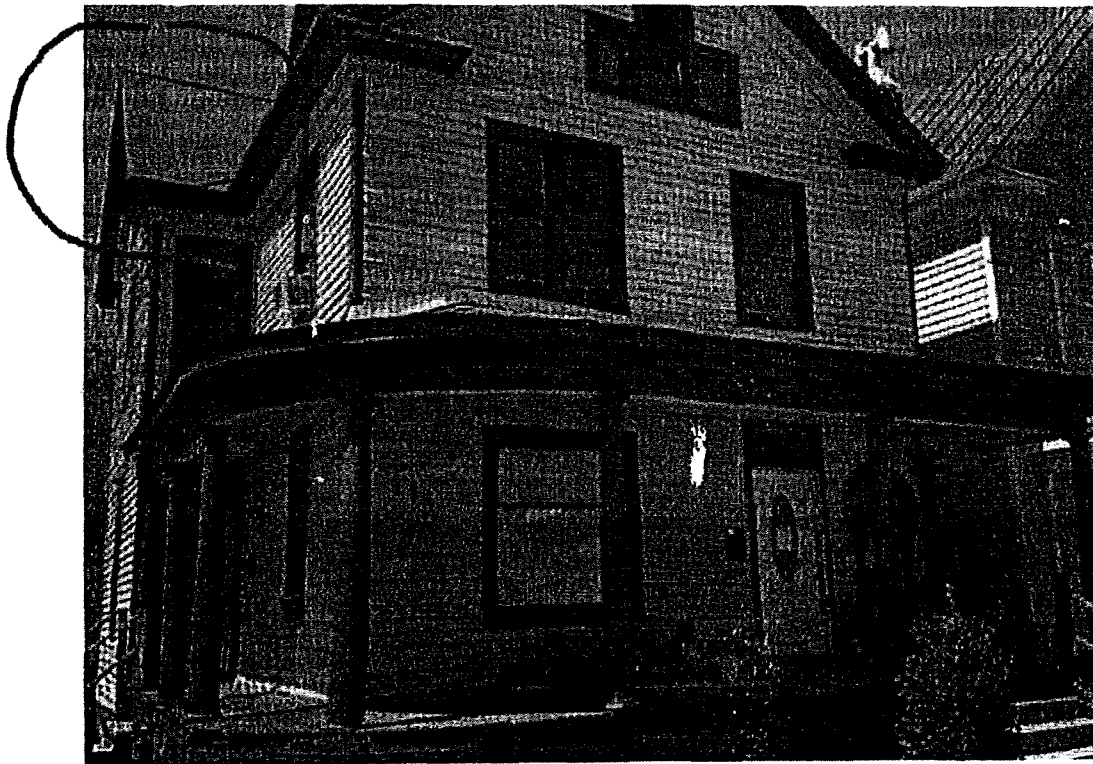
Sincerely,



Luis Sibaja

Technician from 506 CONTRACTING LLC

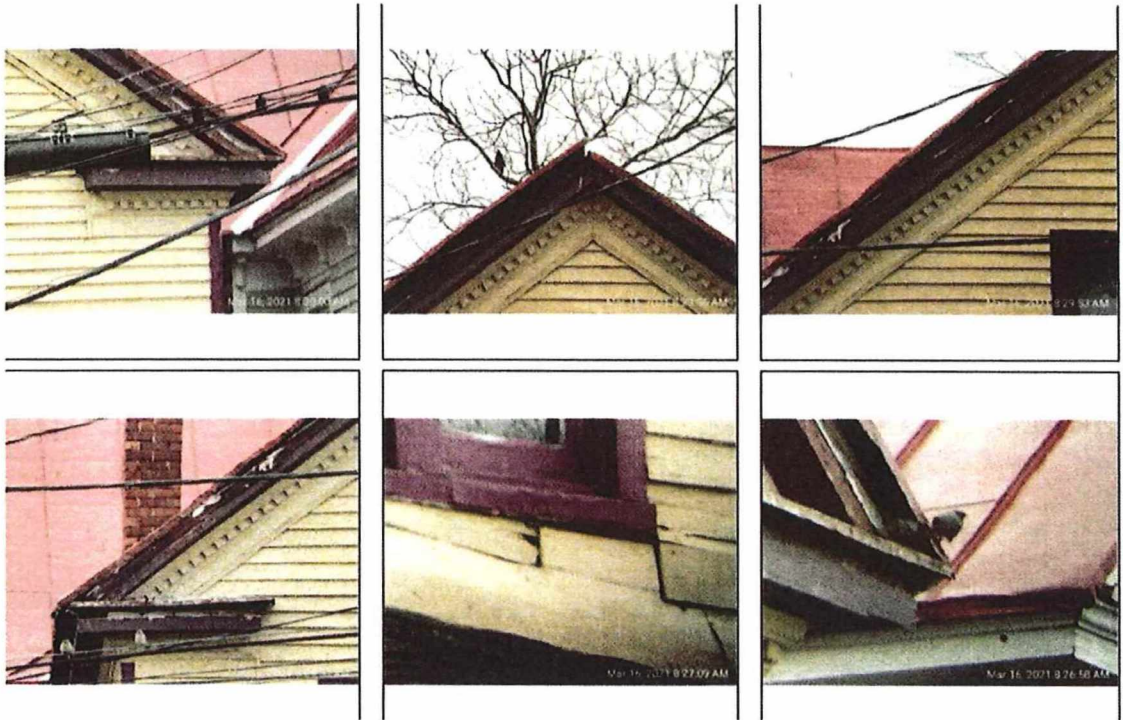
Picture 1 – existing roof



Picture 1 – existing roof



Picture 2 – Poor condition of existing roof



Picture 3 - New shingle roof sample picture



RAPID . RESPONSIVE . ECONOMICAL DESIGN

Tidewater Structural Engineers LLC

1245 Cedar Road, Suite G122

Chesapeake, VA 23322

(757) 821 7336



RECEIVED

JUL 16 2021

PLANNING

June 18, 2021

Tidewater Structural Engineers LLC
1245 Cedar Road, Suite G-122
Chesapeake, VA 23322

Tidewater Project #: 061221YUEN

Mr. Weimin Yeun
127 Clay Street
Hampton, VA 23664

Subject Property:
127 Clay Street
Hampton, VA 23664

Dear Mr. Yeun:

LIMITED SCOPE OF WORK

On June 12, 2021, Curtis Craven P.E., a professional engineer with Tidewater Structural Engineers responded to the subject property to conduct a general structural assessment of the home based on observable conditions.

PREFACE

The subject property was constructed in the 1920's and its maintenance has been neglected for decades. It is suffering from a myriad of maintenance issues. For the purposes of our scope of work, however, we are reporting solely on material condition

Date: June 7, 2021

Tidewater Project #: 052221PONC

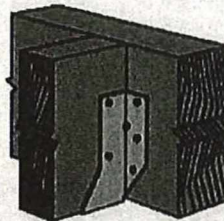
Property Address: 7 Lighthouse Drive, Hampton VA

of the structure, to the extent that we were able to observe and then only primary safety concerns. In no way can this report detail all possible deficiencies, which are too numerous to address and/or are hidden, without conducting extensive and costly forensic level investigation – an effort whose cost could not be justified given the value of this property.

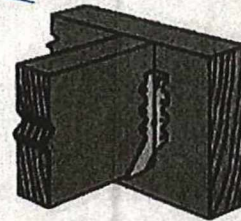
Before detailing our primary concerns, we would suggest consideration be given to the possibility of demolishing the structure and constructing a new investment property. Maintenance and repair cost over time, associated with restoring this property to a safe and well-maintained condition, may warrant new construction, particularly when including non-structural costs, including architectural finishes, plumbing and electrical improvements. That said, our investigation suggests that the structure itself (bones of the home) are in acceptable condition for the two-story portion of the home. This can be attributed to the old growth heartwood lumber that was used in construction at the time and which is much more resistant to moisture decay and insect damage than lumber produced today.

PRIMARY FINDINGS

- 1a. The porch/deck that surrounds the front of the home is not in a safe condition. The deck boards should be removed, and the primary framing inspected for insect or moisture damage. Damaged members should be replaced. All primary framing (girders and joists) that are not directly sitting on top of a support should have their connections reinforced with Simpson Strong Tie LUS or HU metal face hangars. Use galvanized nails and fully nail the metal hangars according to manufacturer instructions.



Typical HU Installation



Typical LUS Installation

Deck boards that are in poor condition should also be replaced. This work can be performed by a licensed framing contractor.

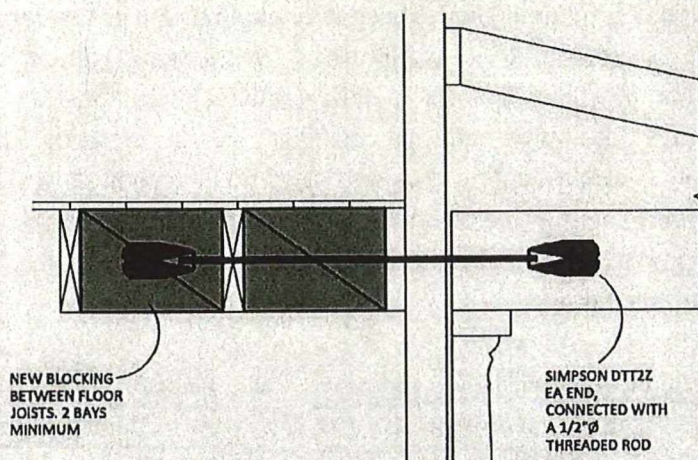
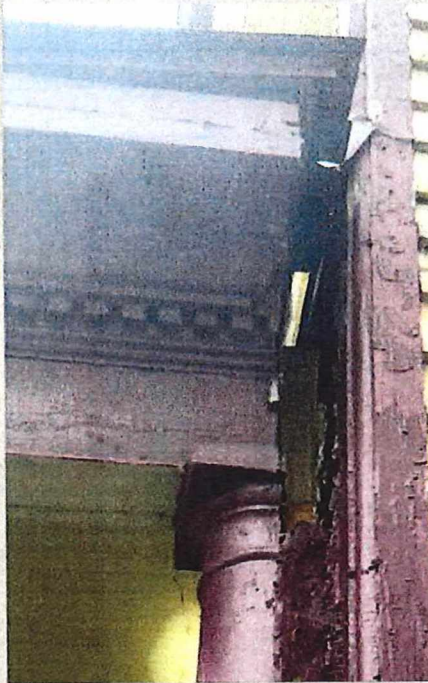
Date: June 7, 2021

Tidewater Project #: 052221PONC

Property Address: 7 Lighthouse Drive, Hampton VA

2a.

The roof over the front porch is pulling away from the two-story portion of the home (reference following image). We recommend that the material used to fill this gap (foam and misc. pieces of wood) be removed and that the roof be ratcheted back into place using a come-along or equivalent means. It does not need to be pulled flush to the two-story portion. Reducing the gap down to one and a half inches should be adequate.



The porch roof should then be tied to the two-story framing using two Simpson Strong-Tie DTT2Z Holdowns connected with a 1/2" diameter all

Date: June 7, 2021

Tidewater Project #: 052221PONC

Property Address: 7 Lighthouse Drive, Hampton VA

thread rod as shown. Some modification may be necessary for specific conditions encountered. A licensed framing contractor can do this work. Architectural trim pieces and plaster finishes should be removed prior to connecting the metal hardware directly to structural framing.

self

- 3a. The rear single-story addition is experiencing significant foundation settlement. This is due to a lack of rain gutters on the addition, which is causing thousands of gallons of water to be dropped against the foundation. Also due to rain gutter downspouts from the two-story portion emptying their contents near single-story foundation.



Further foundation settlement can be prevented by addressing the excessive saturation of soils beneath and surrounding the foundation, thereby restoring capacity in the soil to support the weight of the structure. This will include hiring a competent rain gutter contractor to install an effective rain gutter system on the back edges of the home, that captures roof runoff and distributes gutter contents to a system of downspouts that are connected to below ground drainpipe that carries gutter contents at least twenty feet away from the foundation to a lower area. While rain gutters and gutter downspouts are installed by a rain gutter contractor, the connected underground drainpipe will be installed by a separate landscaping contractor. Additionally, measures need to be taken to prevent gutter clogging due to falling tree debris. For this reason, we recommend that effective gutter covers be installed over the rain gutters that are designed to screen out tree debris.

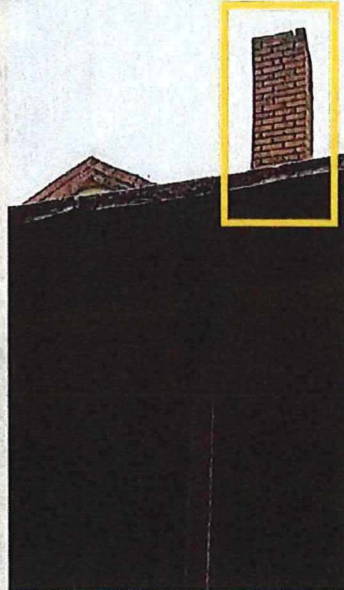
city approval
ask people to do

- 4a. Chimney stack removal above the roof. Two chimney stacks are unstable and need to be removed down to the roof line, with the remaining hole in the roof patched by a roofing contractor. The fireplaces inside the home should be sealed off to prevent any possibility of tenant use.

Date: June 7, 2021

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Property Address: 7 Lighthouse Drive, Hampton VA



- 5a. The back porch guardrail is unsafe and should be constructed according to current code requirements for guardrails. A qualified licensed framing contractor can assist with this. Construction should conform to the International Residential Code for guardrail construction.



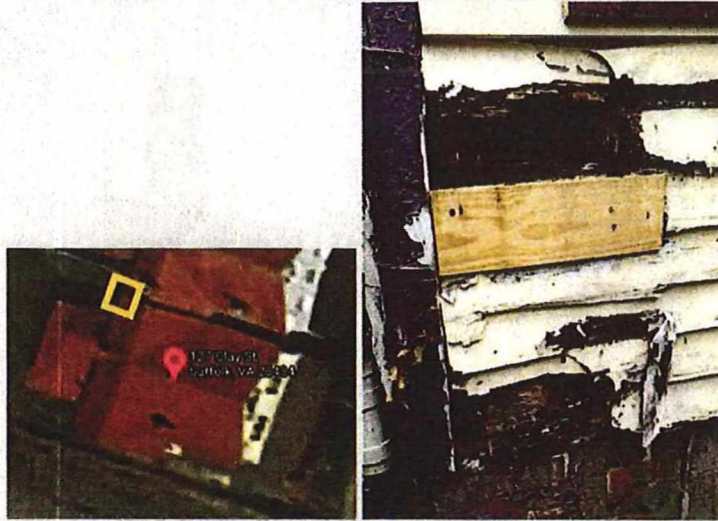
Tidewater Structural Engineers LLC
1245 Cedar Road, Suite G-122
Chesapeake, VA 23322
www.tidewaterstructural.com

Date: June 7, 2021

Tidewater Project #: 052221PONC

Property Address: 7 Lighthouse Drive, Hampton VA

- 6a. Northwest corner of the two-story portion has experienced substantial water and or termite damage. Exterior siding should be removed to expose the full extent of the damaged lumber, which should then be replaced. This is expected to include 6x band board damage, sill plate damage and some vertical stud damage. A licensed framing contractor can perform this work. We strongly recommend against the use of unlicensed contractors.



- 7a. There is past fire damage to structural framing members in the attic. Based on observable framing and measured char depth, the damage does not require replacement of damaged framing members, but as a precaution, the attic should be restricted against storage use.

- 10a. There is substantial floor damage at the locations shown on the key map below. This was originally due to leaks, which caused rot and decay under the floor. Subsequently, non-code conforming (and truly appalling) attempts have been made at repair the structure from below.



Date: June 7, 2021

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We recommend that the bathroom and kitchen fixtures and cabinetry in these two areas be demolished and that the flooring and structural subfloor be demolished as well. The underlying framing can then be repaired from both above and below, which is expected to result in better quality. In addition, it will be easier to observe the work to ensure acceptable construction quality has occurred, as opposed to crawling into perform the work entirely from below, which will likely result in further non-conforming construction. This work can be performed by a qualified licensed framing contractor.

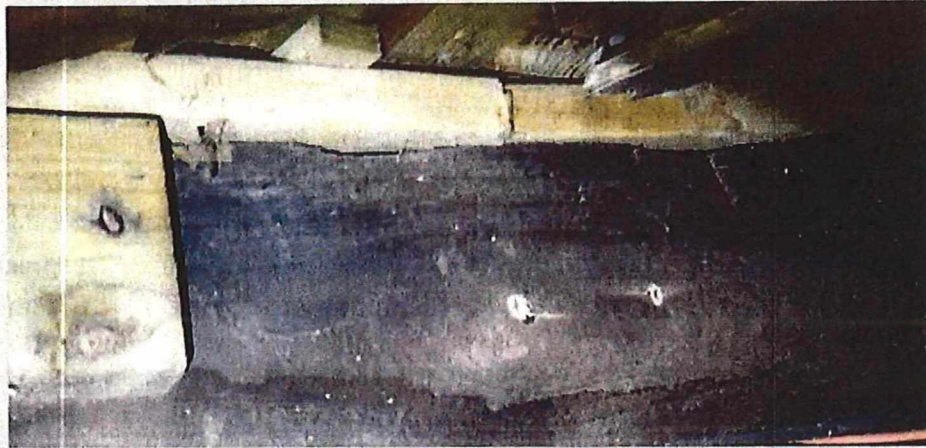


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- 11a Check While this was not an electrical inspection, we did note some disturbing wiring conditions beneath the home while accessing the crawl space. We recommend that a licensed electrician be retained to evaluate the wiring in the home to ensure safe conditions and that there is no risk of fire or electrocution.

It is important that you, as the homeowner, act as your own quality control manager for construction, which is to say that you must fully understand the contents of this report, that your selected contractors do as well, and that you enter a written contract that requires the recommendations within this report to be fully implemented. Alternatively, you could hire a qualified class 'A' licensed prime contractor to manage and oversee all sub-contractor work.

PROVISO

This evaluation of observable elements relating to the scope of work was not a comprehensive structural investigation of the property, which is outside of our scope of work. Accordingly, this evaluation is insufficient to identify all potential faults or defects that exist in the structure but is rather our estimation of primary structural faults based on sound engineering judgment respecting limited observations and a limited scope of work as identified in these summary findings.

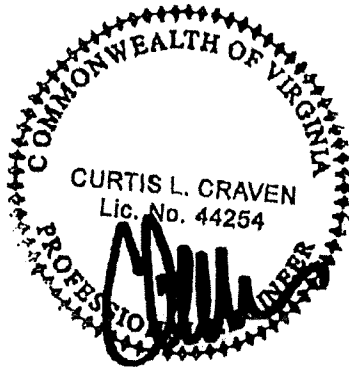
Very respectfully,

Tidewater Structural Engineers LLC
1245 Cedar Road, Suite G-122
Chesapeake, VA 23322
www.tidewaterstructural.com

Date: June 7, 2021

Tidewater Project #: 052221PONC

Property Address: 7 Lighthouse Drive, Hampton VA



Tidewater Structural Engineers LLC

Principal

Curtis L. Craven P.E.

From: [Weimin Zhang](#)
To: [Alexis R. Baker](#)
Subject: [EXTERNAL] Re: 127 Clay Street (Certificate of Appropriateness HLC2021-00027)
Date: Wednesday, July 28, 2021 11:25:56 AM
Attachments: [image.png](#)

Caution: This email originated from a source outside of the **City of Suffolk**. Do not click on links or open attachments unless you recognize the sender and you know the content is safe.

Hi, Alexis,

The manager of 506 Contracting said he did not receive your phone call yet. This is information he provided.

Thanks,

Weimin

Timberline Natural Shadow Hickory Algae Resistant Architectural Shingles

Product Overview

- Lifetime Limited Warranty
- Features the classic Natural Shadow® effect
- Shingles warranted to withstand winds up to 130 mph

Model#: 0601395

Sku#: 777382

Internet#: 100658124

Professional installers have long preferred the rugged, dependable performance that only a Timberline roof can offer. But performance is only half the story. Since your roof can represent up to 40% of your home's curb appeal, you can improve its resale value with Timberline Natural Shadow Shingles from GAF. They'll give you the upscale look you want.

- Shop the Lifetime Roofing System here.
- Architectural style that's practically priced
- Features a classic shadow effect that lends any home a subtle, even-tone with the warm look of wood in an asphalt shingle
- Highest roofing fire rating: UL class A, listed to ANSI/UL 790
- Advanced protection shingles technology reduces the use of natural resources while providing excellent protection for your home
- Dura grip adhesive seals each shingle tightly to roof reducing the risk of shingle blow-off, shingles warranted to withstand winds up to 130 MPH (wind speed coverage requires special installation, see GAF shingle and accessory ltd. warranty for details)
- Lifetime ltd transferable warranty with smart choice protection (non-prorated material and installation labor coverage) for the first 10-years, see GAF shingle and accessory ltd. warranty for complete coverage and restrictions

Done

3 of 3



HLC PROPERTY MAINTENANCE CODE ENFORCEMENT UPDATE**SEPTEMBER 2021**

| ADDRESS | CODE VIOLATION(S) | STATUS |
|---------------------------|---|---|
| 342 N MAIN ST | PROPERTY MAINTENANCE <ul style="list-style-type: none">• PEELING PAINT• DETERIORATED ROOF• DETERIORATED PORCH• DETERIORATED EXT WALLS | WILL BE PLACED ON DECEMBER COURT DOCKET IF NOT REPAIRED - <u>6TH COURT HEARING</u> |
| 179 E WASHINGTON ST | PROPERTY MAINTENANCE <ul style="list-style-type: none">• DETERIORATED EXT WALLS• DETERIORATED WINDOWS AND DOORS | SEPTEMBER 2, 2021 COURT NO REPAIRS |
| 239 W WASHINGTON ST | HURRICAN ISAIAS DAMAGE <ul style="list-style-type: none">• WINDOWS DAMAGE | OCTOBER 7, 2021 COURT NEW WINDOWS ORDERED |
| 162 S. MAIN ST | PROPERTY MAINTENANCE <ul style="list-style-type: none">• DETERIORATED EXT WALLS• DETERIORATED WINDOWS AND DOORS | SEPTEMBER 2, 2021 COURT CASE TO BE DISMISSED PROPERTY IN COMPLIANCE |
| 251-253 W WASHINGTON ST | PROPERTY MAINTENANCE <ul style="list-style-type: none">• FLAKING/PEELING PAINT• EXTERIOR WALL DAMAGE | REPAIRS AND PAINTING COMPLETE PROPERTY IN COMPLIANCE |
| 388 E WASHINGTON ST | PROPERTY MAINTENANCE <ul style="list-style-type: none">• DAMAGE TO EXT WALL | OCTOBER 7, 2021 COURT |
| 205 GRACE ST (6 UNITS) | PROPERTY MAINTENANCE <ul style="list-style-type: none">• MISSING EXHAUST FANS• MISSING SMOKE DETECTORS | REPAIRS IN PROGRESS |
| 223 BANK ST | PROPERTY MAINTENANCE <ul style="list-style-type: none">• WINDOWS DAMAGE• ROOF DAMAGE• DETERIORATED EXTERIOR WALL• INTERIOR SURFACE DAMAGE• DETERIORATED PORCH | NOV ISSUED |
| 219 CLAY ST | PROPERTY MAINTENANCE <ul style="list-style-type: none">• ROOF DAMAGE• EXTERIOR WALL DAMAGE• BROKEN WINDOWS• INTERIOR DAMAGE | SEPTEMBER 2, 2021 COURT NO REPAIRS |

| | | |
|-----------------------------|--|---|
| 181 N MAIN ST (27 UNITS) | PROPERTY MAINTENANCE <ul style="list-style-type: none"> MISSING SMOKE DETECTORS INTERIOR DOOR DAMAGE BROKEN WINDOWS | VACANT STRUCTURE – OWNER ASKED FOR EXTENSION TO REPAIR |
| 118 PINNER ST | PROPERTY MAINTENANCE <ul style="list-style-type: none"> ROOF DAMAGE EXTERIOR WALL DAMAGE BROKEN WINDOWS INTERIOR FLOOR COLLASPE INTERIOR CEILING COLLASPE | STRUCTURE HAS BEEN CONDEMNED OWNER TO DEMOLISH |

ZONING VIOLATION REPORT FOR SEPTEMBER 2021

| Property Owner(s) | Address | Violation(s) | Judgement | Inspector |
|-------------------------|---------------------|--|--------------------|-----------------|
| LaKeisha Bradley | 302 Bank St | Working without a COA or Zoning Permit | NOV sent 8/11/2021 | Kevin Alexander |
| Nicholas Moyer | 351 N Main St | Operating use without a Conditional Use Permit (CUP) | NOV sent 8/25/21 | Kevin Alexander |
| EWS PROPERTIES III LLC | 201 E Washington St | Operating use without a Conditional Use Permit (CUP) | NOV sent 8/19/21 | Kevin Alexander |
| Janice L Signore Trust | 128 Brewer Ave | Working without a COA | NOV sent 8/31/20 | Melvion Knight |
| St. Joseph Reserve, LLC | 129 Brewer Ave | Working without a COA | NOV sent 8/31/20 | Melvion Knight |
| Marcus R Pollard | 156 W Washington St | Working without a COA | NOV sent 3/30/2021 | Kevin Alexander |

ADMINISTRATIVE APPROVALS

September 9, 2021

| FILE NUMBER | ADDRESS | CONDITIONS | APPROVAL DATE |
|---------------|--------------------|---------------------------------------|---------------|
| HLC2021-00030 | 351 N. Main Street | Paint exterior trim and add wall sign | 8/18/2021 |

